

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	160.03	250.00	82.86	157.31	S83°49'27"E	36°40'33"
C2	528.59	280.00	386.55	453.52	S48°04'50"E	108°09'50"

CONCORD TOWNSHIP ZONING OFFICE  
Zoning Permit # 0405-12105  
Date Issued 4/14/05

Subject to Approval By:  
☒ Lake Co. Engineer/Storm Water Mgmt.  
☒ Lake Co. Utilities Dept.  
☒ Lake Co. Health District  
☒ Lake Co. Building Dept.

**SITE PLAN**

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: VAN WINKLE

CLIENT \_\_\_\_\_ OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_ STREET \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

ELLISON CREEK III

SUBDIVISION 44-2 NAME \_\_\_\_\_ TRACT \_\_\_\_\_ STREET \_\_\_\_\_

VOL-PG. 116 LOT \_\_\_\_\_

SUBLOT NO. 116 STREET STONEWYCKE DRIVE VOL-PG. \_\_\_\_\_ PERM. PARCEL NO. \_\_\_\_\_

**LEGEND**

SANITARY MANHOLE --- ○ --- EXIST. ELEV. 100.0 PROP. ELEV. 100.0

STORM MANHOLE --- ● ---

INLET OR CATCH BASIN --- ■ ---

HYDRANT --- ◇ ---

EXISTING CONTOURS --- - - - - -

PROPOSED CONTOURS --- - - - - -

AS BUILT ELEVATION

INDICATES DIRECTION OF SURFACE DRAINAGE

**REMARKS**

ALL BOUNDARY DATA SHOWN WAS OBTAINED FROM (DEEDS, RECORDED SUBDIVISION PLAT OR OTHER PUBLIC RECORDS)

LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM LAKE COUNTY HEALTH DEPARTMENT

**DESIGN CERTIFICATION**

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME Harry S. Jones, Jr. SURVEYOR REGISTRATION NO. 6343

**CHECK LIST**

NO. OF BEDROOMS \_\_\_\_\_

DIMENSIONS \_\_\_\_\_

BEARINGS \_\_\_\_\_

TIE TO NEAREST STREET \_\_\_\_\_

SUBLOT NO. PARCEL NO. \_\_\_\_\_

SURROUNDING OWNERS \_\_\_\_\_

BLDG. DIMENSIONS FIN GR. \_\_\_\_\_

BLDG. TIES FL'R. GRADES \_\_\_\_\_

APRON TYPE WIDTH THICKNESS \_\_\_\_\_

SIDEWALK TYPE WIDTH THICKNESS \_\_\_\_\_

CULVERT TYPE DIA. LENGTH \_\_\_\_\_

ROCK OUTCROPPINGS \_\_\_\_\_

WATER MAIN SIZE, LOCATION \_\_\_\_\_

SAN. SEWER SIZE & GR. LOC. \_\_\_\_\_

SAN. MH. CAST. ELEV. INV. ELEV. \_\_\_\_\_

SAN. CONN. SIZE, LOC. DEPTH \_\_\_\_\_

STORM SEWER SIZE & GR. LOC. \_\_\_\_\_

STORM MH. CAST ELEV. INV. ELEV. \_\_\_\_\_

PAV'T TYPE GRADE CURBS \_\_\_\_\_

GAS LINE LOC. SIZE PRESSURE \_\_\_\_\_

SEPTIC TANK LOCATION & DUPLICATION AREA \_\_\_\_\_

WELL LOCATION \_\_\_\_\_

ISOLATION RADIUS FROM WELL \_\_\_\_\_

**REVISIONS**

NO.	DATE	BY
1		
2		
3		
4		
5		

PLAN PREPARED BY: **babcock-jones & associates, inc.**

PAINESVILLE, OHIO

DRAWN BY B.P. SCALE 1"=20' PHONE NO. 440-357-1811

CHK'D. H.J. DATE 11/30/04 DRAWING NO. 00-265-116

CREW CHIEF W.B. APP'D H.J.

**"AS BUILT" CERTIFICATION**

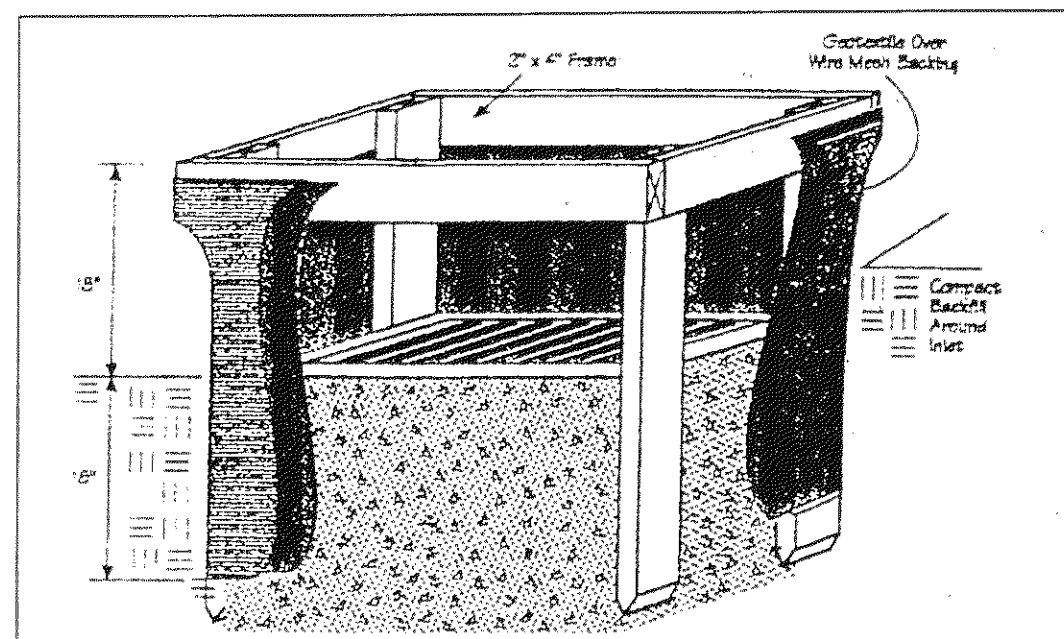
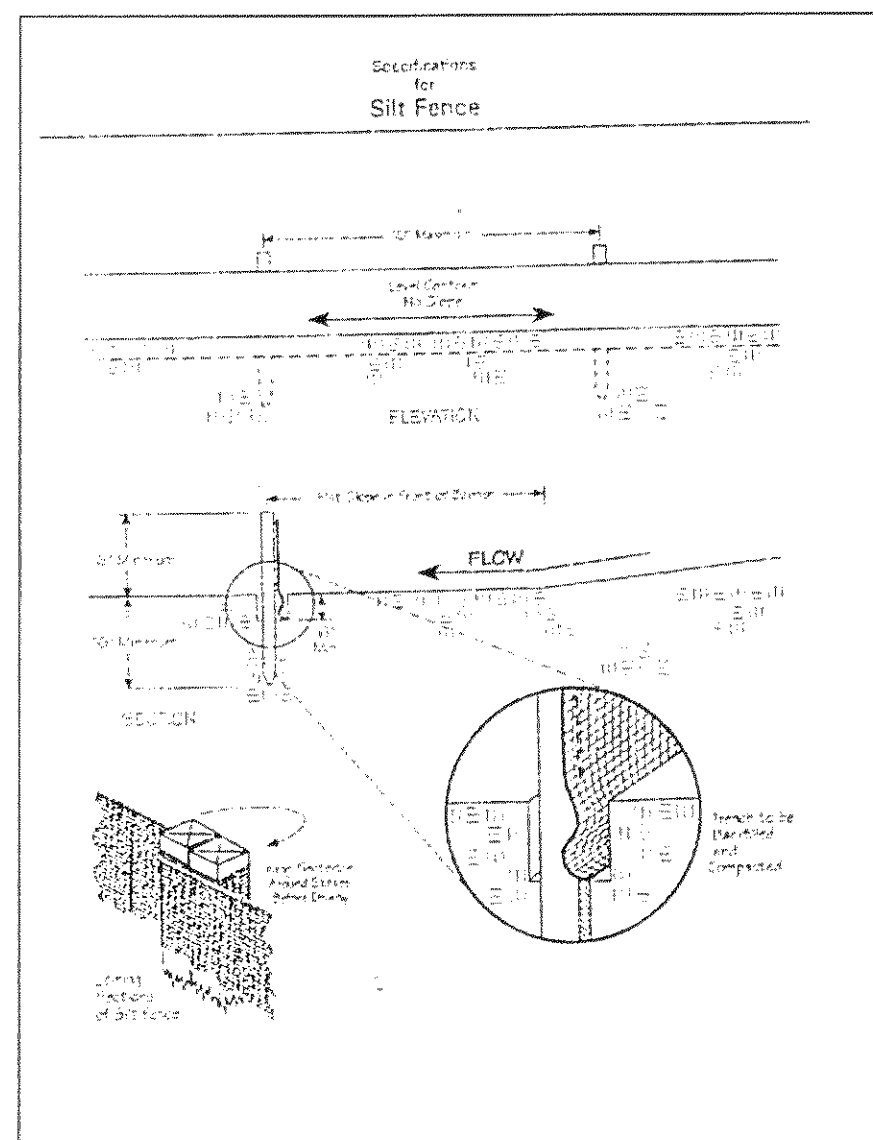
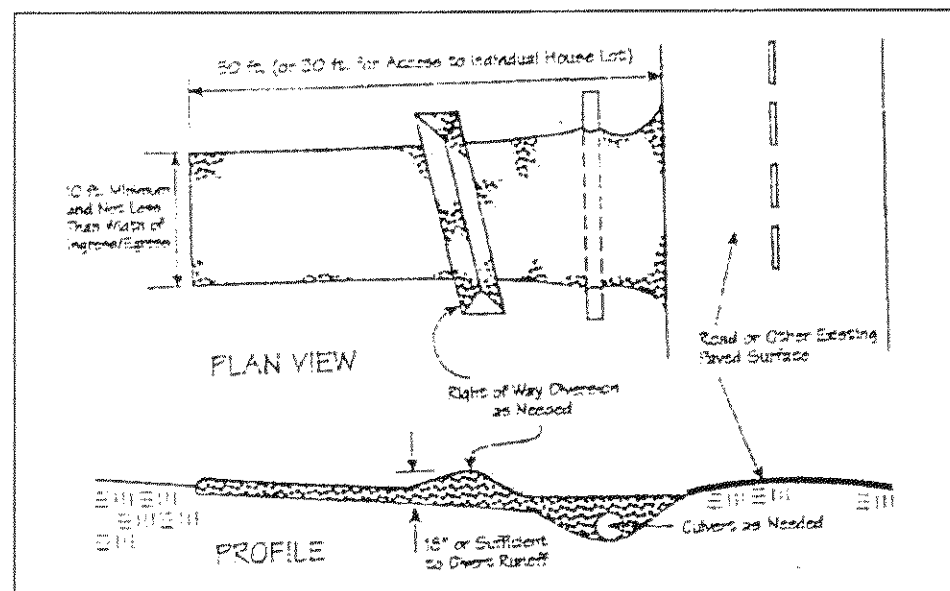
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 11/30/04, 2004 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR \_\_\_\_\_ REG. NO. \_\_\_\_\_

BM - SANITARY MANHOLE  
ELEV - 709.28

EXISTING UTILITIES NOTE:  
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.





Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. <sup>2</sup>	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
Note: Other approved seed species may be substituted.			

#### Erosion and Sediment Control Schedule

##### Ingress-Egress

A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.

##### Silt Fence

A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

##### Temporary Seeding

Disturbed areas of the site that are to remain idle for more than thirty(30) days shall be properly seeded and straw mulched within seven(7) days of completion of initial grading. Temporary seeding and mulching as a thirty(30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.

Stabilization of critical areas within fifty(50) feet of any stream or wetland shall be complete within two(2) days of the disturbance if the site is to remain inactive for longer than fourteen(14) days.

##### Mulching

Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty(30) feet to the entire length of the lot. Wood chips may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly installed silt fence.

##### Maintenance

Erosion and sediment controls shall be inspected every seven(7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

"I, the undersigned hereby certify that this topography indicated by 6", 1', or 2' contours, and elevations shown hereon represent an actual field survey made by me on the 29th day of Nov., 2004 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name Harry Jones Jr. #6343 Reg. No.

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: VAN WINKLE

CLIENT OWNER

ADDRESS STREET CITY ZIP

SUBDIVISION 44-2 NAME ELUSON CREEK TRACT 44-2 STREET 116

SUBLOT NO. 116 VOL-PG. 5 LOT 116 VOL-PG. 5 PERM. PARCEL NO. 116

#### LEGEND

SANITARY MANHOLE ---●--- EXIST. ELEV. 100.0 PROP. ELEV. 100.0  
 STORM MANHOLE ---●--- AS BUILT ELEVATION  
 INLET OR CATCH BASIN ---●--- INDICATES  
 HYDRANT ---●--- DIRECTION OF  
 EXISTING CONTOURS ---●--- SURFACE DRAINAGE  
 PROPOSED CONTOURS ---●---

#### REMARKS

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LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM LAKE COUNTY HEALTH DEPARTMENT

#### DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME Harry Jones Jr. #6343 SURVEYOR REGISTRATION NO.

#### CHECK LIST

NO. OF BEDROOMS  
 DIMENSIONS  
 BEARINGS  
 TIE TO NEAREST STREET  
 SUBLOT NO. PARCEL NO.  
 SURROUNDING OWNERS  
 BLDG. DIMENSIONS FIN GR.  
 BLDG. TIES FL'R. GRADES  
 APRON TYPE WIDTH THICKNESS  
 SIDEWALK TYPE WIDTH THICKNESS  
 CULVERT TYPE DIA. LENGTH  
 ROCK OUTCROPPINGS  
 WATER MAIN SIZE, LOCATION  
 SAN. SEWER SIZE & GR. LOC.  
 SAN. MH. CAST. ELEV. INV. ELEV.  
 SAN. CONN. SIZE, LOC. DEPTH  
 STORM SEWER SIZE & GR. LOC.  
 STORM MH. CAST ELEV. INV. ELEV.  
 PAVT TYPE GRADE CURES  
 GAS LINE LOC. SIZE PRESSURE  
 SEPTIC TANK LOCATION & DUPLICATION AREA  
 WELL LOCATION  
 ISOLATION RADIUS FROM WELL

REVISIONS			PLAN PREPARED BY:		
NO.	DATE	BY	BABCOCK JONES & ASSOCIATES, INC.		
1			PAINESVILLE, OHIO		
2			DRAWN BY <u>BP</u> SCALE <u>---</u> PHONE NO. <u>440-357-1811</u>		
3			CHK'D. <u>HJT</u> DATE <u>4/11/05</u> DRAWING NO. <u>00-265-116</u>		
4			CREW <u>---</u> APP'D <u>HJT</u>		
5					

#### "AS BUILT" CERTIFICATION

I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 20, 2004 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR

REG. NO.

EXISTING UTILITIES NOTE:  
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